

Prepared by and return to:

Gumminger Law, PLLC
Andrea Gumminger, Esq.
18731 NW US Hwy 441
High Springs, FL 32643
(386) 454-0688
File Number: **25-137A**

Parcel Identification No. **04-7S-17-09889-001**

_____[Space Above This Line For Recording Data]_____

Corrective Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **5th day of August, 2025** between **Little Investment LLC, a Florida limited liability company** whose post office address is **1209 NE 12th St, Gainesville, FL 32601** of the County of **Alachua, State of Florida**, grantor*, and **Little Investment Group LLC, a Florida limited liability company** whose post office address is **PO Box 47, High Springs, FL 32655** of the County of **Alachua, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

A parcel of land known as Trinkner Farms Parcel No. 1 on that survey made by W. C. Hale & Associates, Inc. dated December 17, 1990, more particularly described as follows:

Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 4, Township 7 South, Range 17 East, Columbia County, Florida and run thence South 87° 38' 18" West along the South line of said Section 4, 40.08 feet to the POINT OF BEGINNING, thence continue South 87° 38' 18" West along said South line, 804.28 feet, thence North 2° 09' 24" West, 572.12 feet, thence North 87° 38' 18" East, 805.89 feet to the West line of Old Lake City Road (a county maintained graded road), thence South 1° 59' 38" East along said West line, 572.13 feet to the POINT OF BEGINNING.

LESS and EXCEPT any portion thereof lying in road right-of-way for Barney Road, a county maintained graded road and said Old Lake City Road.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

This Warranty Deed is being recorded to correct the name of the grantee as recorded on Deed in OR Book 1543 Page 1691 of the Public Records of Columbia County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ginger D. Travers
Witness
Printed Name: Ginger D. Travers
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Melissa Curlings
Witness
Printed Name: Melissa Curlings
P.O. Address: 18731 NW US HWY 441
High Springs, FL 32643

Little Investment LLC
a Florida limited liability company

Kelly Brier
Kelly Brier, Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of August, 2025 by Kelly Brier, Manager of Little Investment who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

Ginger D. Travers
Notary Public

Print Name:

My Commission Expires

